

Article 201 Rural Districts

Sections:

201.01 Purpose

The purposes of the Rural Districts are to:

- A. Preserve agricultural and resource conservation areas, while providing opportunities for rural living;
- B. Protect and preserve agricultural lands and related activities;
- C. Protect agricultural lands from incompatible land uses and encroachment; and
- D. Discourage premature development and limit development in rural areas until suitable infrastructure and subarea plans are in place to facilitate development in a manner consistent with the General Plan.

Additional purposes of each Rural District:

RA Rural-Agricultural. This zoning district is intended to preserve agricultural and resource conservation areas. The main use of this district is for animal and food production, in terms of growing, processing, and selling. Incidental residential uses with septic systems are allowed.

GR Rural-General. This zoning district is intended to prevent urban residential and related use from developing near agricultural operations, thereby infringing in full operation of farmland of importance. Allowable uses include environmental, habitat, water conveyance, as well as limited agriculture and livestock, and necessary supportive uses, such as minor agricultural processing, but not uses that have the potential to create obnoxious noise, odor, etc.

201.02 Land Use Regulations

Table 201.02 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"M" designates minor uses.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted

TABLE 201.02: LAND USE REGULATIONS - RURAL DISTRICTS			
Uses	Type		Additional Regulations
	RA	GR	
Agricultural			
Animal and Crop Production			
Large Scale	P	X	
Small Scale	P	P	
Urban Agriculture	P	P	
Animal and Crop Sales	P	P	
General Agricultural	P	P	
Farmers and Animal Produce Stand	P	P	
Residential			
Single Unit			
Single Unit Detached	P	P	
Guest Quarters & Residences Incidental to Farm/Ranch Operations	P	C	
Child Care, In Home	P	P	
Public and Semi-Public			
Cemetery	X	C	
Community Assembly	C	C	
Parks and Recreation Facilities, Public or Private	P	P	
Religious Facility	C	C	
Commercial			
Animal Care, Sales and Services			
Animal Sales and Grooming	P	P	
Kennels	C	C	
Riding Schools and Stables	P	P	
Small Animal Day Care Services	P	P	
Veterinary Services	P	P	
Commercial Entertainment and Recreation			
Club or Lodge	X	M	
Food and Beverage Sales			
Convenience Market	X	P	

TABLE 201.02: LAND USE REGULATIONS - RURAL DISTRICTS			
Uses	Type		Additional Regulations
	RA	GR	
Lodging			
Bed and Breakfast Inns	P	P	
Guest Ranch	P	X	
Nurseries and Garden Centers	P	P	
Industrial			
Storage and Warehouse			
Indoor Warehousing and Storage	M (1)	M (1)	
Outdoor Storage	P (1)	P (1)	
Transportation, Communication, Utility			
Communication Facilities			
Antennas and Transmission/ Telecommunications Towers	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.		
Utilities			
Minor	P	P	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in "Standards for Special Uses"		
Temporary Uses	Require a Temporary Use Permit, unless exempt; see "Standards for Special Uses"		
(1): Agriculture-related only.			

201.03 Development Standards

TABLE 201.03: DEVELOPMENT STANDARDS - RURAL DISTRICTS			
	Type		Additional Regulations
	RA	GR	
Lot and Density Standards			
Minimum Lot Area (s/f)	3 acres	54,450	
Minimum Lot Width (f)	n/a	100'	
Minimum Lot Depth (f)	n/a	150'	
Maximum Density (Units/acre)	0.3	1.2	
Building Form and Location			
Maximum Building Height (ft.)	30	30	
Setbacks (ft)			
Front	50	40	50 feet if building is used for poultry or animals
Interior Side	10	20	
Street Side	20	40	
Rear	50	40	

201.04 Additional Development Regulations

[References to citywide regulations to be included and any specific regulations that apply just to Rural Districts, such as corral fences or animal-keeping standards.]

Article 202 Residential Districts

Sections:

202.01 Purpose

The general purposes of the Residential Districts are to:

- A. Provide for a variety of residential development to suit the spectrum of individual lifestyles and space needs and ensure the continued availability of the range of housing opportunities necessary to meet the needs of all segments of the community consistent with the General Plan;
- B. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods;
- C. Promote the development of residential neighborhoods that encourage walking and the use of public transit;
- D. Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well-integrated into surrounding neighborhoods; and
- E. Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and contribute to the quality of life in residential neighborhoods.

Additional purposes of each Residential District:

RS Single Family Residential. This zoning district is intended to provide areas for single-unit housing on individual lots.

- **RS-1 Estate and Large Lot Residential.** This district is intended to provide areas for semi-rural and estate-size single residence development on lots of at least 12,000 square feet, subject to design and development standards to ensure land use compatibility. This district also allows for limited residential care facilities, family day care, park and recreation facilities, and educational facilities, and smaller lots in clustered development. *(The Subdivision Regulations set a minimum lot size of 20,000 for Low Density; more flexibility in lot sizes is permitted in this district, so the name has been changed so it does not suggest that it only would apply to "Low Density Residential Subdivisions" as defined in these regulations.)*
- **RS-2 Low and Medium Density Residential.** This district is intended to provide areas for single family residences in neighborhoods with a mix of lot size and housing types. Housing types include single-unit detached and attached housing on lots of at least 7,000 square feet. In addition to single-unit homes, this district provides for uses such as parks and child care in homes that are appropriate in a residential environment. Provisions for clustering, to allow smaller-lot development, also may be allowed, provided the overall average gross density is maintained.

RM Multi-Family Residential. This zoning district is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards, with provisions for small-lot development subject to standards for clustering and open space. Types of dwelling units that are appropriate include small-lot single residences, townhouses, apartments, condominiums, cluster housing, and multiple residence housing. This district also provides for residential care facilities, home-based day care, group residential homes, manufactured housing (but not mobile home parks), park and recreation facilities, limited and small-scale residential support activities, educational facilities, community and religious facilities that are appropriate in a residential environment.

RH High Density Residential. This zoning district is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards. The density range and development standards accommodate attached single residences, townhomes, apartments, and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single-family residential uses and forms. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and residential care facilities that are compatible with a high density multi-family environment.

RHMP Residential Manufactured Home Park. The principal purpose of this zoning district is to provide seasonal or permanent housing where residence is exclusively in manufactured home use, taking into consideration existing conditions, including present use of land, future land use needs, and the availability of infrastructure. It is intended that mobile home parks meet design standards and be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses.

202.02 Land Use Regulations

Table 202.02 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"M" designates minor uses.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted

TABLE 202.02: LAND USE REGULATIONS - RESIDENTIAL DISTRICTS						
Uses	Type					Additional Regulations
	RS-1	RS-2	RM	RH	RMHP	
Agricultural						
Animal and Crop Production						
Urban Agriculture	P	P	P	P	P	
Residential						
Single Unit						
Single Unit Detached	P	P	P	X	X	
Single Unit Attached	X	P	P	P	P	
Guest Quarters & Granny Flat if detached garage	P	P	X	X	X	
Multiple Unit Dwelling	X	X	P	P	X	
Group Residential	X	X	C	C	C	
Child Care, In Home	P	P	P	P	X	
Senior and Long-term Care	X	X	C	C	X	
Mobile Home Parks/ Recreation Vehicle Parks	X	X	X	X	C	
Supportive Housing	X	X	C	C	X	
Transitional Housing	C	C	C	C	C	Distance Sep. Req'd
Public and Semi-Public						
Community Assembly	X	X	C	C	C	
Child Care Facility	C	C	P	P	X	
Educational Facility, Public/Private	P/C	P/C	P/C	P/C	X	
Hospitals and Clinics						
Hospital	X	X	X	C	X	
Clinic	X	X	C	C	X	
Parks and Recreation Facilities, Public/ Private	P/C	P/C	P/C	P/C	X	
Public Safety Facility	P	P	P	P	X	
Religious Facility	P	P	P	P	C	
Commercial						
Commercial Entertainment and Recreation						
Golf Courses and Resorts	C	C	C	C	C	
Food and Beverage Sales						

TABLE 202.02: LAND USE REGULATIONS - RESIDENTIAL DISTRICTS						
Uses	Type					Additional Regulations
	RS-1	RS-2	RM	RH	RMHP	
Convenience Market	P(1)	P(1)	P(1)	P	X	
Transportation, Communication, Utility						
Communication Facilities						
Antennas and Transmission/ Telecommunications Towers	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.					
Utilities						
Minor	P	P	P	P	P	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in "Standards for Special Uses"					
Temporary Uses	Require a Temporary Use Permit, unless exempt; see "Standards for Special Uses"					
(1): Small-scale, less than 2,500 square feet, no liquor sales						

202.03 Development Standards

TABLE 202.03: DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS						
	Type					Additional Regulations
	RS-1	RS-2	RM	RH	RMHP	
Lot Density Standards						
Minimum Lot Area (s/f)	12,000	7,000	7,000	7,000	2,500	
Minimum Lot Width (f)	100	60	60	60	45	
Maximum Density (Units/acre)	n/a	n/a	16	24	16	
Building Standards						
Maximum Building Height (ft.)	30	30	40	40	25	
Setbacks (ft)	(N)	(N)	(N)	(N)		
Front	25	20	20	20	10	
Interior Side	10	6	6	6	5	(A) (B)
Street Side	10	7.5	7.5	7.5	5	(B)
Rear	30	25	20	20	10	
Garage Location	-	Y	Y	-	-	(C)
Other Standards						
Open Space in Subdivisions	See Subdivision Regulations					
Outdoor Living Area (s/f per unit)	n/a	n/a	150	120	100	
Landscaping	Y(1)	Y(1)	Y(1)	Y(1)	Y(1)	
(1): Landscaping required at front lot line and along any public right of way; minimum depth: 10 feet.						

ADDITIONAL DEVELOPMENT STANDARDS

RS Zones

- A. **Narrow Lot Side Setback.** The minimum side setback for lots with an average width of 45 feet or less shall be a minimum of 10 percent of the lot width, or three feet, whichever is greater. A firewall may be required under the Building Code if the setback is less than five feet.
- B. **Reduced Street Side Setback.** Along local streets only, the street side setback may be reduced to 5 feet from the lot line if the setback area is completely landscaped.
- C. **Detached Garages.** Detached garages shall be located in the rear half of the lot. The Zoning Administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the zone where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.

Transitions Adjacent to RS Zones

- D. **Transitional Standards.** Where an RM or RH zone or any non-residential zone adjoins an interior lot line in an RS zone, the following standards apply:
1. The maximum height within 40 feet of an RS zone is 25 feet. From this point, the building height may be increased one for each additional foot of upper story building setback to the maximum building height.
 2. The building setback from an RS zone boundary shall be 10 feet for interior side yards and 20 feet for rear yards.

RM and RH Zones

- E. **Parking Setback.** Parking may be located within 40 feet of the street facing property line in accordance with the following standards.
1. ***Underground and Partially Submerged Parking.*** Parking completely or partially underground shall match the setbacks of the main structure. The maximum height of a parking podium visible from a street is five feet from finished grade.
 2. ***Surface and Structure Parking.*** Surface and above ground structure parking may be located within 40 feet of a street facing lot line with the approval of a Conditional Use Permit when all of following findings can be made:
 - a. For structure parking the building design incorporates habitable space built close to the public sidewalk to the maximum extent feasible;
 - b. The parking area is well screened with a wall, hedge, trellis, and/or landscaping, consistent with the landscaping standards of this Code; and
 - c. The site is small and constrained such that underground, partially submerged, structured or surface parking located more than 40 feet from the street frontage is not feasible.
- F. **Outdoor Living Areas (Private Open Space).** As part of the open space required by the Subdivision Regulations, private and common areas for outdoor living shall be provided in accordance with this section. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are oriented towards a public or private street or parking area to create a welcoming entry feature are also considered common areas.
1. ***Minimum Dimensions.***
 - a. ***Private Open Space.*** Private open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
 - b. ***Common Open Space.*** Common open spaces with a minimum horizontal dimension of 20 feet shall count towards the open space calculation. Isolated open space areas with a horizontal dimension less than 20 feet are

not considered usable open space and shall not count in determining compliance with this standard.

2. ***Minimum Area Required - Private Open Space.***
 - a. *RM District:* 200 square feet per unit
 - b. *RS District:* 150 square feet per unit
 - c. The amount of outdoor living area provided for individual units may vary, based on unit size and location within a project, as long as the average area per unit meets the applicable standard.
 3. ***Credit toward Open Space Requirement for High Density Residential Subdivision.*** Each square foot of private and common outdoor living area provided in a High Density Residential Subdivision shall count as 10 feet of open space for purposes of determining compliance with the “open space equivalent” requirement for these subdivisions.
- G. **Building Entrances.**
1. ***Orientation.*** All units located along public rights-of-way must have the primary entrance facing this right-of-way. Exceptions to this requirement may be approved by the Zoning Administrator for projects where multiple-family housing is located on streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project shall be oriented around courtyards.
 2. ***Projection or Recess.*** Building entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet. Alternative designs that create a welcoming entry feature facing the street, such as trellis or landscaped courtyard entry, may be approved by the Zoning Administrator.
 3. ***Dwelling Unit Access.*** Exterior entrances to units shall be in a form of individual or shared entrances at the ground floor of the building. Unit entrances above the ground floor are also permitted; however, on any single floor no exterior access corridor located above the ground floor may provide access to five or more units.
- H. **Private Storage Space.** Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.
- I. **Pedestrian Access.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to sidewalks, and to any on-site open space areas or pedestrian amenities. Whenever feasible, direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
- a. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.

- c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.

- J. **Small Lot Single Unit Development.** Small Lot Single Unit development may be approved in R zones through Development Plan Review, if it conforms to the following standards and design criteria that follow the table.

TABLE 202.03-J: DEVELOPMENT STANDARDS—SMALL LOT SINGLE UNIT DEVELOPMENT	
<i>Standard</i>	<i>Small Lot Single Unit</i>
Site Standards	
Maximum Lot Coverage (% of site)	40
Maximum Number of Units in an Individual Cluster	6 for a cluster with a single access point
Building Height and Form	
Maximum Number of Stories	2
Setbacks	
Project Site	The perimeter of the project site is subject to the setback requirements of the base zone.
Individual Lot (ft)	
<i>Front</i>	10; 7 for porch
<i>Side</i>	1-story portion: 4; 2-story portion: 8
<i>Rear</i>	15; 0 for detached garage on alley, but a 3-ft. setback for maneuvering and pedestrian safety may be required, depending on alley width.
Building Separation of Detached Units (ft)	5
Parking and Access	
Maximum Garage Width (ft)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
Number of Parking Spaces for Each Unit	3, with one being non-exclusive and outside of the cluster, but within the project boundary and within reasonable walking distance from the cluster.
Building Orientation	
Orientation	Façades shall be designed to orient towards the public street and a common courtyard, if provided.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.

1. ***Design Criteria for Small Lot Development.*** In order to receive approval for a small lot single unit development, the Review Authority shall find that all of the following criteria have been met.
 - a. *Integrated Theme.* Buildings and structures shall exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. *Site Entrance.* Small lot single unit development shall have at least one major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances shall include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.
 - c. *Entries and Porches.* At least 50 percent of homes include entries and porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of eight feet and a minimum depth of four feet.
 - d. *Shared or Clustered Driveways.* Driveways shall be paired, so that there is a single curb-cut providing access to two houses, or clustered (but need not share the same curb cut so that there is at least 36 feet of uninterrupted curb between each pair of clustered driveways.
 - e. *Variable Yards.* No more than 50 percent of homes shall be set back the same distance from the front lot line.
 - f. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, pocket parks, and gathering areas, shall be adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.
 - g. *Diversity of Housing Types.* Project with 50 or fewer lots shall have a minimum of three unique elevations. Projects of 51 or more lots shall have a minimum of four unique elevations.
- K. ***Additional Landscaping Required.*** A small lot single family subdivision shall provides 25 percent more landscaping than required by the Subdivision Regulations for standard size lots, which may be in common areas, landscaped right of way, trails, or other open space.

Revised Use Classifications

Use classifications are the foundation of land use regulations and permitting procedures for new uses, and referenced on a frequent basis. Therefore, they must be defined to encompass the majority of scenarios needed yet be succinct so as not to be confusing and wordy. The revised set of use regulations is intended to accomplish this goal; it has been refined based on stakeholder and Task Force comments. Definitions of key terms also will be included in the 900 series, but these would be separate from the use classification system. Each use classification is defined below.

RURAL AND AGRICULTURAL USE CLASSIFICATIONS

Animal and Crop Production. The keeping, grazing, feeding, or breeding of animals by the property owner or occupant for commercial gain and/or the growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes, or any combination of these uses. Typical uses include dairy and poultry farms, the growing of field crops, and fruit and nut orchards. This use does not include nurseries, greenhouses, processing, or retail sales of agricultural products from the site. It does not include medical marijuana collectives, home gardens, or community.

Large Scale. Commercial agricultural production that is over 10 contiguous commercial acres which is being used for the production of farm, garden, or orchard crops, or the grazing or raising of farm animals, including feeding pens that are incidental and subordinate to a grazing operation.

Small Scale. A use that occupies between one and 10 contiguous acres for the production of food, garden, orchard crops or horticultural crops to be harvested, sold, or donated, or the grazing or raising of farm animals, including feeding pens that are incidental and subordinate to a grazing operation. It includes home and kitchen gardens and private farms. It does not include community gardens. Limited sales and donation of fresh food and/or horticultural products grown on site may occur, whether vacant or improved, but such sales may not occur within a dwelling unit. Food and/or horticultural products that are used for personal consumption are not regulated by the City of Maricopa

Urban Agriculture. A use that occupies less than one acre for the production of food or horticultural crops to be harvested, sold, or donated. It includes home, kitchen, and roof gardens, and private farms. It does not include community gardens. Limited sales and donation of fresh food and/or horticultural products grown on site may occur, whether vacant or improved, but such sales may not occur within a dwelling unit. Food and/or horticultural products grown that are used for personal consumption are not regulated.

Animal and Crop Sales. The term "general agriculture" includes such uses as the necessary treatment, packing or storage of farm products produced on premises, the sale of any farm crops or livestock raised on premises, and any signs, structures, or fences utilized for agricultural functions.

General Agricultural. Land which is being used for the production of farm, garden, or orchard crops, or the grazing or raising of farm animals, including feeding pens that are incidental and subordinate to a grazing operation. Examples of commodities produced include vegetables, fruit trees, grapes, cotton, grain, poultry, horses, cattle, sheep and swine. It includes dairy operations, including areas designated for raising heifers and bulls. It does not include signs advertising off-premise facilities, junkyards, other retail sales, manufacturing, any non-agricultural services, stockyards, slaughterhouses/meat packing plants, commercial pen feeding, production wineries, bone yards, plants for the reduction of animal matter, poultry feeding operations, or agricultural processing plants.

Farmers and Animal Produce Stand. A stand located on an active farm that sells processed agricultural products, such as jams, preserves, pickles, juices, cured olives and other “value-added” products made with ingredients produced on or near the farm, in addition to fresh produce, eggs, and other goods produced on the farm. These stands should be accessory to on-site agricultural operations. The intent is to encourage the sale of locally grown fresh produce, not the establishment of traditional retail stores or convenience markets in agricultural zones.

RESIDENTIAL USE CLASSIFICATIONS

Residential Housing Types:

Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household, located on a separate lot from any other dwelling unit (except a second dwelling unit where permitted), and not attached to another dwelling unit on an abutting lot. This classification includes individual manufactured housing units.

Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except a second dwelling unit, where permitted), and is attached through common vertical walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a “townhouse.”

Guest Quarters. A dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with another primary, single-unit dwelling. A second unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same lot. This use is accessory to a single family home and distinguished from a duplex. Guest Quarters shall not be leased, rented, or sublet from the primary residence on the same lot.

Multiple-Unit Dwelling. Three or more dwelling units within a single building or within two or more buildings on a site or lot. Types of multiple-unit dwellings include garden apartments, senior housing developments, and multi-story apartment buildings. This classification includes transitional housing in a multiple-unit format. The classification is distinguished from group residential facilities. An example of a multiple-unit dwelling is an apartment or condominium building.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses,

dormitories, fraternities, convents, monasteries, and other types of organizational housing, and private residential clubs, but excludes Residential Care Facilities.

Senior and Long-term Care. Establishments that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed under A.R.S. Title 36, Chapter 4 et. seq., including but not limited to, rest homes, nursing homes, and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

Child Care, in Home. A child care licensed under A.R.S. Title 36, Chapter 7.1, that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for no more than five children under the age of 13 for periods of less than 24 hours a day.

Mobile Home Parks and Recreation Vehicle Parks. A development designed and occupied by manufactured homes or recreation vehicles, including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes or recreation vehicles..

Residential Care Facilities. Facilities that provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, and hospice facilities.

Supportive Housing. Dwelling units with no limit on length of stay that are occupied by the target population as defined in A.R.S. Chapter 36, and that are linked to onsite or offsite services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. Supportive housing may be provided in a multiple-unit structure or group residential facility. Facilities may operate as licensed or unlicensed facilities subject to applicable State requirements.

Transitional Housing. Dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program recipient at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as defined in A.R.S. Chapter 36. Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single-family dwelling). This classification includes domestic violence shelters.

PUBLIC AND SEMI-PUBLIC USE CLASSIFICATIONS

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Child Care Centers. Establishments providing non-medical care for more than five children through the age of 13 years not related to the proprietor on a less-than-24-hour basis. Children under

18 years of age also may be served if they have a development disability. This classification includes nursery schools, preschools, and child care facilities licensed by the State of Arizona.202.03-J.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons. It includes facilities owned by the State of Arizona and are thus exempt from local codes.

Community Assembly. A facility for public or private meetings including community centers, banquet centers, civic auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

Cultural Facilities. Facilities engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens. It does not include schools or institutions of higher education providing curricula of a general nature.

Educational Facilities, Public or Private. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of Arizona.

Emergency Shelter and Facilities. A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less. Medical assistance, counseling, and meals may be provided.

Government Buildings. A building, structure, site, or any portion thereof that is used by the city, state, or federal government.

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals.

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, emergency facilities, such as helipads and ambulance services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale (See Offices, Medical and Dental).

Park and Recreation Facilities, Public or Private. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, which are open to the general public. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities and restrooms within a primary structure or in an accessory structure on the same site.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

Religious Facility. A building, structure, site, or any portion thereof, designed and used for religious assembly or house of worship.

Social Service Facility. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (See Day Care Center), clinics (see Clinics), and emergency shelters providing 24-hour or overnight care (See Emergency Shelter).

COMMERCIAL USE CLASSIFICATIONS

Adult Entertainment. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are distinguished or characterized by an emphasis on the depiction, simulation, or acting out of specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification includes, but is not limited to Adult Arcades, Adult Bookstore, Adult Cabarets, Adult Hotel/Motel, Adult Motion Picture Theater, Adult Retail Use Establishment, and Adult Theater. It does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets, including:

Animal Sales and Grooming. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Kennels. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining 4 or more dogs, cats, or other household pets not owned by the kennel owner or operator on a 24-hour basis. This classification includes animal shelters and pet shops and animal hospitals that provide boarding-only services for animals not receiving services on the site but excludes the provision by shops and hospitals of 24-hour accommodation of animals receiving medical or grooming services on site. This classification also includes kennels that, in addition to 24-hour accommodation, provide pet care for periods of less than 24 hours but it does not include facilities that provide pet day care exclusively or predominantly.

Riding Schools and Stables. A stable is place where horses are kept in individual box stalls or in groups in large rooms. The interior of a stable usually consists of two rows of box stalls, tie stalls, and large rooms along the outer walls and a central passage running lengthwise. A horse stable may also contain other facilities, such as a riding school, a feed room, a dressing room, a harness room, a staff area, watering place, and a room for animal care services. A riding school generally operates on the basis of hiring out horses or ponies on a pay per hour basis. Typically students go out together on a ride accompanied by a member of staff, and range from small establishments in converted farm buildings, to much larger premises with purpose-built stables, indoor or outdoor schools and, sometimes, cross-country courses.

Small Animal Day Care Services. A commercial, non-profit, or governmental facility for keeping four or more dogs, cats, or other household pets not owned by the kennel owner or operator primarily for periods of less than 24 hours.

Veterinary Services. Veterinary services for animals, including household pets, bovine and equine. This classification allows 24-hour accommodation of animals receiving medical services but does not include kennels.

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including the following:

Automobile Rental. Rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, vehicle painting, tire sales and installation, and installation of car alarms, sound, telecommunications, and navigation systems, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, as well as smog check quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, limousines or construction vehicles.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of new or used automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated minor repair services and parts sales for vehicles sold or leased by the dealership. (For auto repair as a primary use or repair of vehicles not sold on the premises, see Automobile/Vehicle Service and Repair, Minor.) This classification includes on-site facilities for maintaining an inventory of vehicles for sale or lease but excludes buildings and property on a separate site that are used for storing vehicles (See Automobile Storage Lot). Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments that solely provide services of arranging, negotiating, assisting, or effectuating the purchase of automobiles for others.

Automobile/Vehicle Washing and Services. Washing, waxing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities that are the principal use of a building, structure, or site.

Large Vehicle and Equipment Sales, Service and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities.

Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services,

such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking). This classification includes lots used for storage of impounded vehicles.

Banks, Check-cashing Facilities and Credit Unions. Financial institutions providing retail banking or check cashing services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions and check-cashing businesses. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money, see Offices, Business and Professional.

Building Materials Sales and Services. Establishments whose primary activity is the rental of equipment, such as medical and party equipment, to individuals and business, and whose activities may include storage and delivery of items to customers. This classification includes lumberyards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include hardware stores less than 10,000 square feet in floor area (see General Retail Sales), or plant nurseries (See Nurseries and Garden Centers).

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, mailbox services, equipment rental and leasing, office security, custodial services, film processing, model building, and taxi or delivery services with two or fewer fleet vehicles on-site. (For three or more fleet vehicles, see Light Fleet-Based Services.)

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the general public. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Banquet and Conference Centers. Facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices.

Cinema. A venue designed and used for showing films to the public.

Large-scale Facility. This classification includes large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, and driving ranges. It also includes indoor facilities with more than 5,000 square feet in building area such as fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; and archery or indoor shooting ranges.

Small-scale Facility. This classification includes small, generally indoor facilities that occupy less than 5,000 square feet of building area, such as health clubs and amusement arcades.

Theaters. Facilities designed and used for live entertainment, which contains a permanent stage upon which movable scenery and theatrical appliances are used and where regular theatrical performances are given.

Golf Courses and Resorts. An open-air golfing facility having not less than 30 acres and 9 holes. It may include an accessory pro shop, clubhouse, restaurants and lounges.

Club or Lodge. Facilities serving food, meals and alcoholic beverages to members and their guests.

Commercial Kitchen. Kitchens used for the preparation of food to be delivered and consumed off-site. Typical uses include catering facilities. This classification does not include businesses involved in the processing or manufacturing of food products (See Industry, Limited).

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol, including beer, wine, and mixed drinks.

Restaurant, Full-Service. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may also be provided.

Restaurant, Limited-Service. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where limited table service is provided. This classification includes cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products. It excludes catering services that do not sell food or beverages for on-site consumption (See Commercial Kitchen).

Restaurant, Take-Out Only. Restaurants where food and beverages are prepared on a customer-demand basis and may be taken out or delivered, but are not consumed on the premises. No seating or other facilities for on-premises dining are provided.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Convenience Markets. Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption. These establishments typically have long or late hours of operation and occupy a relatively small building. This classification includes small retail stores located on the same lot as or operated in conjunction with a Service Station.

General Markets. Retail food markets of food and grocery items for offsite preparation and consumption.

Liquor Stores. Establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor.

Specialty Food Sales and Facilities. Retail establishments that process and prepare food onsite and are small to medium scale in size. Typical uses include bakeries; butchers, candy, nuts and confectionary stores; cheese stores, and pasta shops.

Funeral Parlors and Mortuaries. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Instructional Services. Establishments that offer specialized programs in personal growth and development. Typical uses include classes or instruction in music, fitness, art, or academics. Instructional Services may include rehearsal studios as an accessory use.

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services).

Live-Work Quarters. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in a structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity.

Lodging. An establishment providing overnight accommodations to transient patrons who maintain a permanent place of residence elsewhere for payment for periods of less than 30 consecutive calendar days.

Bed and Breakfast Inns. An establishment providing sleeping accommodations for the night and a meal in the morning, which may be provided in guest houses, small hotels, or single-unit residences.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, extended-stay hotels, hostels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs, or bed and breakfast establishments within a single-unit residence.

Large-Scale Resorts. Large parcels of land not less than five acres open to the general public and provides a particular, unique, recreational or other tourism resource, be it a natural, cultural or historic site, seasonal occurrence or man-made attraction or a special quality of place. It includes resorts for day visitors as well as those providing overnight

accommodation. It may include dwelling units for short term rental in one or more permanent buildings utilized principally for the accommodation of the public for recreation.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of motor vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

Medical Marijuana Uses.

Dispensary Facilities. A location where marijuana is displayed, sold and/or ingested by a qualified patient, person with a valid identification card, or designated primary caregiver of a person with a valid identification card.

Cultivation. A location where marijuana is grown collectively by more than one qualified patient, person with valid identification card, or designated primary caregiver of a person with a valid identification card, in order to collectively or cooperatively cultivate and/or store marijuana for medical purposes

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in packaged form only.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities (See Research and Development) and hospitals.

Business and Professional. Offices of firms, organizations, or agencies providing professional, executive, management, administrative, financial, accounting, or legal services, but excluding those that primarily provide direct services to patrons that visit the office (See Offices, Walk-In Clientele).

Medical and Dental. Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of Arizona, including vision and eye care facilities. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Walk-In Clientele. Offices providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance

agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials. It does not include banks or check-cashing facilities, which are separately classified and regulated (See Banks and Financial Institutions).

Off-Track Betting Establishment. A wagering facility which simulcasts horse, harness or dog racing events for the purpose of pari-mutuel wagering. It may be operated as a primary use or as an accessory use to an eating and drinking establishment. An off-track betting establishment is authorized by issuance of a teletrack wagering permit in accordance with Arizona revised statutes section 5-112 and Arizona administrative code title 19, chapter 2, article 4.

Outdoor, Temporary, and Seasonal Sales. An outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term is interchangeable with and applicable to: farmers markets, swap meet, flea markets, auctions, open air markets, outdoor sales activities, or other similarly named or labeled activities.

Parking Facility. Surface lots and structures for long or short term automobile parking that can be for the use of occupants, employees, or patrons on the subject site or offering parking to the public for a fee when such use is not incidental to another on-site activity.

Personal Services.

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), day spas, tanning salons, shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer.

Restricted Personal Service. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

General Retail Sales.

General Retail Sales, Small-Scale. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 39,999 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing goods including, but not limited to, the following: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle

service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

General Retail Sales, Large-Scale. Retail establishments with over 40,000 square feet of sales area that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs, where sales of grocery items do not occupy more than 25 percent of the floor area.

Tobacco Paraphernalia Establishments. Retail uses where Tobacco Paraphernalia is sold, distributed, delivered, furnished or marketed from one person to another. "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in ARS Title 36, Article 14 et. seq. This classification includes hookah lounges. "Tobacco Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law. Medical Cannabis Dispensaries are not Tobacco Paraphernalia Establishments.

INDUSTRIAL USE CLASSIFICATIONS

Artist's Studio and Production. Work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students. It does not include joint living and working units (See Live-Work). Small-scale art production is generally of a low impact and typically includes painting, photography, jewelry, glass, textile, and pottery studios. Art production on a medium or large scale generally uses heavy equipment and includes large-scale metal and woodworking studios.

General Industrial. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes heavy agriculture processing, such as stockyards, slaughterhouses/meat packing plants, commercial pen feeding, production wineries, bone yards, plants for the reduction of animal matter, poultry feeding operations, or agricultural processing plants. It also includes biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing.

Light Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; sign painting shops; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. It also includes large-scale preparation, manufacturing, and/or packaging of food for off-site consumption. Typical food

manufacturing uses include canners, roasters, breweries, wholesale bakeries, and frozen food manufacturers.

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods, including, but not limited to any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Storage and Warehouse. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

Chemical and Mineral Storage. Storage and handling of hazardous materials including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of agricultural and industrial equipment, products and materials. This classification also includes cold storage, freight, moving and storage, and warehouses. It excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or agricultural products , equipment or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods, including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or Internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (See Building Materials and Services).

TRANSPORTATION, COMMUNICATION, AND UTILITIES USE CLASSIFICATIONS

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal buildings and parking, air freight terminals, baggage handling facilities, aircraft hangar and public transportation and related facilities,

including bus operations, servicing and storage. Also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops, and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Bus/Rail Passenger Facilities. Facilities for passenger transportation operations. Includes rail and bus stations and terminals but does not include terminals serving airports or heliports. Typical uses include ticket purchasing and waiting areas out of the public right of way, restrooms, and accessory uses such as cafes.

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Antennas and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support one or more reception or transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

Facilities within Buildings. Indoor facilities containing primarily communication equipment and storage devices such as computer servers.

Freight/Truck Terminals and Warehouses. Facilities for freight, courier, and postal services by truck or rail. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities (See Utilities, Major).

Recycling Collection Facility. An incidental use that serves as a neighborhood drop-off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Utilities, Major. Generating plants, electric substations, and solid waste collection, including transfer stations and materials recovery facilities, large-scale plants, reservoirs, tanks, and similar facilities of public agencies or public utilities.

Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, underground water and sewer lines, lift stations, and local transmission facilities.